

SNAPSHOT of HOME Program Performance--As of 12/31/10 Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

| Category | PJ | State Average | State Rank | Nat'l Average | Nat'l Ranking (Percentile):* | | |
|--|----------|---------------|------------|---------------|------------------------------|-------------|---------|
| | | | | | Group | C | Overall |
| Program Progress: | | | | PJs in State: | 20 | | |
| % of Funds Committed | 100.00 % | 93.90 % | 1 | 96.48 % | 100 | 100 | |
| % of Funds Disbursed | 90.48 % | 86.15 % | 10 | 89.00 % | 49 | 50 | |
| Leveraging Ratio for Rental Activities | 0.88 | 3.22 | 14 | 4.81 | 19 | 14 | |
| % of Completed Rental Disbursements to All Rental Commitments*** | 100.00 % | 87.41 % | 1 | 83.25 % | 100 | 100 | |
| % of Completed CHDO Disbursements to All CHDO Reservations*** | 81.85 % | 69.56 % | 7 | 70.99 % | 61 | 66 | |
| Low-Income Benefit: | | | | | | | |
| % of 0-50% AMI Renters to All Renters | 67.53 % | 87.64 % | 19 | 81.75 % | 16 | 13 | |
| % of 0-30% AMI Renters to All Renters*** | 38.96 % | 52.88 % | 15 | 45.84 % | 36 | 35 | |
| Lease-Up: | | | | | | | |
| % of Occupied Rental Units to All Completed Rental Units*** | 96.10 % | 97.65 % | 13 | 96.12 % | 31 | 30 | |
| Overall Ranking: | | | | In State: | 14 / 20 | Nationally: | 43 39 |
| HOME Cost Per Unit and Number of Completed Units: | | | | | | | |
| Rental Unit | \$9,104 | \$26,943 | | \$27,889 | 77 Units | 16.40 % | |
| Homebuyer Unit | \$10,312 | \$17,368 | | \$15,632 | 269 Units | 57.20 % | |
| Homeowner-Rehab Unit | \$18,271 | \$22,772 | | \$21,037 | 124 Units | 26.40 % | |
| TBRA Unit | \$0 | \$5,496 | | \$3,206 | 0 Units | 0.00 % | |

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Jackson MI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:
State:*
National:**

| Rental | Homebuyer | Homeowner |
|----------|-----------|-----------|
| \$16,713 | \$56,013 | \$25,172 |
| \$79,291 | \$74,352 | \$19,550 |
| \$99,461 | \$78,568 | \$23,907 |

CHDO Operating Expenses:
(% of allocation)

PJ: 2.9 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.95

| RACE: | Rental % | Homebuyer % | Homeowner % | TBRA % |
|--|--|--|--|---|
| White: | 60.0 | 66.5 | 69.4 | 0.0 |
| Black/African American: | 34.7 | 23.0 | 28.2 | 0.0 |
| Asian: | 0.0 | 0.4 | 0.0 | 0.0 |
| American Indian/Alaska Native: | 0.0 | 0.0 | 0.8 | 0.0 |
| Native Hawaiian/Pacific Islander: | 0.0 | 0.0 | 0.0 | 0.0 |
| American Indian/Alaska Native and White: | 0.0 | 0.0 | 0.0 | 0.0 |
| Asian and White: | 0.0 | 0.0 | 0.0 | 0.0 |
| Black/African American and White: | 0.0 | 0.0 | 0.0 | 0.0 |
| American Indian/Alaska Native and Black: | 0.0 | 0.0 | 0.0 | 0.0 |
| Other Multi Racial: | 0.0 | 0.0 | 0.0 | 0.0 |
| Asian/Pacific Islander: | 1.3 | 1.1 | 0.0 | 0.0 |

ETHNICITY:

| | | | | |
|----------|---|---|---|---|
| Hispanic | 4.0 | 3.0 | 1.6 | 0.0 |
|----------|---|---|---|---|

HOUSEHOLD SIZE:

| | | | | |
|--------------------|--|--|--|---|
| 1 Person: | 28.0 | 19.0 | 30.6 | 0.0 |
| 2 Persons: | 30.7 | 27.5 | 18.5 | 0.0 |
| 3 Persons: | 14.7 | 24.5 | 23.4 | 0.0 |
| 4 Persons: | 17.3 | 14.9 | 16.1 | 0.0 |
| 5 Persons: | 6.7 | 5.6 | 9.7 | 0.0 |
| 6 Persons: | 1.3 | 2.2 | 1.6 | 0.0 |
| 7 Persons: | 0.0 | 0.0 | 0.0 | 0.0 |
| 8 or more Persons: | 1.3 | 0.4 | 0.0 | 0.0 |

HOUSEHOLD TYPE:

| | | | | |
|------------------------|--|--|--|---|
| Single/Non-Elderly: | 41.3 | 25.7 | 27.4 | 0.0 |
| Elderly: | 2.7 | 1.1 | 9.7 | 0.0 |
| Related/Single Parent: | 41.3 | 43.9 | 30.6 | 0.0 |
| Related/Two Parent: | 9.3 | 17.5 | 29.0 | 0.0 |
| Other: | 5.3 | 5.9 | 3.2 | 0.0 |

SUPPLEMENTAL RENTAL ASSISTANCE:

| | | |
|----------------|--|--|
| Section 8: | 24.0 | 0.0 [#] |
| HOME TBRA: | 0.0 | |
| Other: | 0.0 | |
| No Assistance: | 76.0 | |

of Section 504 Compliant Units / Completed Units Since 2001 3

* The State average includes all local and the State PJs within that state

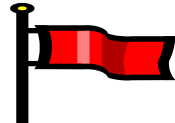
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Jackson State: MI Group Rank: 43
 (Percentile)
 State Rank: 14 / 20 PJs Overall Rank: 39
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

| FACTOR | DESCRIPTION | THRESHOLD* | PJ RESULTS | RED FLAG |
|-------------------------------------|---|------------|------------|--|
| 4 | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 77.87% | 100 | |
| 5 | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS | < 53.90% | 81.85 | |
| 6 | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME | < 70%** | 67.53 |  |
| 8 | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS | < 92.09% | 96.1 | |
| "ALLOCATION-YEARS" NOT DISBURSED*** | | > 2.415 | 1.75 | |

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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